

## **MINUTES FOR THE REGULAR PUBLIC HEARING OF THE BENTON COUNTY PLANNING BOARD**

WHEN: November 17, 2010  
TIME: 6:00 p.m. The Benton County Planning Board will meet to receive Public Comments on any of the proposed projects on the agenda.  
PLACE: Benton County Administration Building, 215 East Central Avenue  
Quorum Courtroom, 3rd Floor (Suite 324), Bentonville, AR 72712

1. **Call to Order**

2. **Roll Call:**

Mr. Borman, Mr. Cole, Mr. Gurel, Mr. Knight, Mr. Pate and Mr. Ward were in attendance. Mr. Curtis was absent. Ms. Bachert and Mrs. Sidwell represented the Planning Department.

3. **Disposition of the Minutes** of October 20, 2010 public hearing meeting were unanimously approved as distributed.

4. **Reports of Planning Board members:** no reports were given.

5. **Public Comment:**

- Barbara Booth—Lives in the duplex beside the jail – Inquired about footings being dug on the east side of the jail close to her property. The property in question belongs to the jail. The board suggested she call the Sheriff's office for information on that project.
- Phil Lee--801 "O" Street – Would like to see plans on the Juvenile Detention Center because he is a neighbor of the property to the North and has had issues with the county in the past. (A portion of the Sheriff's driveway was built on his land.)

Mr. Lee looked at the site plan and suggested that the building be turned 90 degrees to face East and West. That would add a parking lot and the flags to north side to face Mr. Lee's property.

6. **New Business:**

A. **Board discussion - signing of Board approved plans.**

Ms. Bachert discussed this subject with Chairman Borman before the meeting began.

B. **JP District 09 – Large Scale Development – Benton County Juvenile Justice Center – 1301 Melissa Dr., Bentonville – Brian Sartain, Sand Creek Engineering**

The stipulations for this project are as follows:

- Benton County Planning Board will require stipulations from the City of Bentonville Planning Board/Staff review be met by the applicant as part of the Benton County Planning Board review.
- Approved by Bentonville – one stipulation, the sidewalks on Melissa must be connected. Bentonville also requested they re-plat and annex into the city.
- Easement (Mr. Phil Lee's property) must be resolved or driveway must be moved.

*Mr. Ward made a motion to approve the project pending stipulations; Mr. Knight seconded the motion. This project was unanimously approved with stipulations.*

7. **Old Business:**

- A. **JP District 13** – Large Scale Development – **Osage Creek Performing Arts Center**- Tim Sartain, Sand Creek Engineering
- Presented clarification to phasing plan
  - Presented Architectural/Engineering documents-site plan, seating area, truck area, Elevations
  - Health Department--already meeting or exceeding all mass gathering requirements, well waste, waste water—transient system.
  - Road discussion-- must provide 45 day notice to planning office prior to every event.

The stipulations are as follows:

- Applicant is required to show phases of the project on the site plan—*completed*.
- Board requests that Staff obtain requirements for toilet facilities (Department of Health) and parking requirements (County ordinances). *Completed, but still need waste water approval*.
- Applicant must submit Health Department mass gathering approval—*do not need actual permit, owner already meets or exceeds all regulations*.
- Owner's desire to achieve Mass Gathering requirements must be in writing.
- Applicant must agree to provide 45 day notice to the planning office prior to every event.
- Applicant must submit a copy of ADEQ approval to Board-storm water
- Staff will provide Board and applicant with stipulations from previous Board reviews on the project.—*completed*.
- Applicant must submit architectural plans of stage to Board—*accomplished 11/17*.
- Department approval of public well and septic must be submitted to Board.
- More paving on the South side would require applicant come back before the Board.
- Applicant must pay \$300.00 Large Scale Development fee.
- First Phase 5,000 occupants
- ADA Regulations must be met for 5,000 occupants.

*Mr. Ward made a motion to approve the project pending stipulations; Mr. Knight seconded the motion. This project was unanimously approved with stipulations.*

8. **Adjournment**

The meeting was adjourned at 7:10 pm.